

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY

RE: FINAL DESIGNATION OF REDEVELOPER  
APPROVAL OF FINAL WORKING DRAWINGS AND SPECIFICATIONS  
AUTHORIZATION REGULATORY AGREEMENT  
PARCEL 31A-1  
SOUTH END URBAN RENEWAL AREA  
PROJECT NO. MASS. R-56

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WHEREAS, the Boston Redevelopment Authority, hereinafter referred to as "Authority" has entered into a contract for loan and capital grant with the Federal Government under Title I of the Housing Act of 1949, as amended which contract provides for financial assistance to the hereinafter identified project; and

WHEREAS, the Urban Renewal Plan for the South End Urban Renewal Area, Project no. Mass. R-56, hereinafter referred to as the "Project Area", has been duly reviewed and approved in full compliance with local, state and federal law; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of the Urban Renewal Projects with Federal Financial Assistance under said Title I, including those prohibiting discrimination because of race, color, sex, religion or national origin; and

WHEREAS, the Boston Redevelopment Authority has determined that the proposal as submitted conforms to the South End Urban Renewal Plan, as amended;

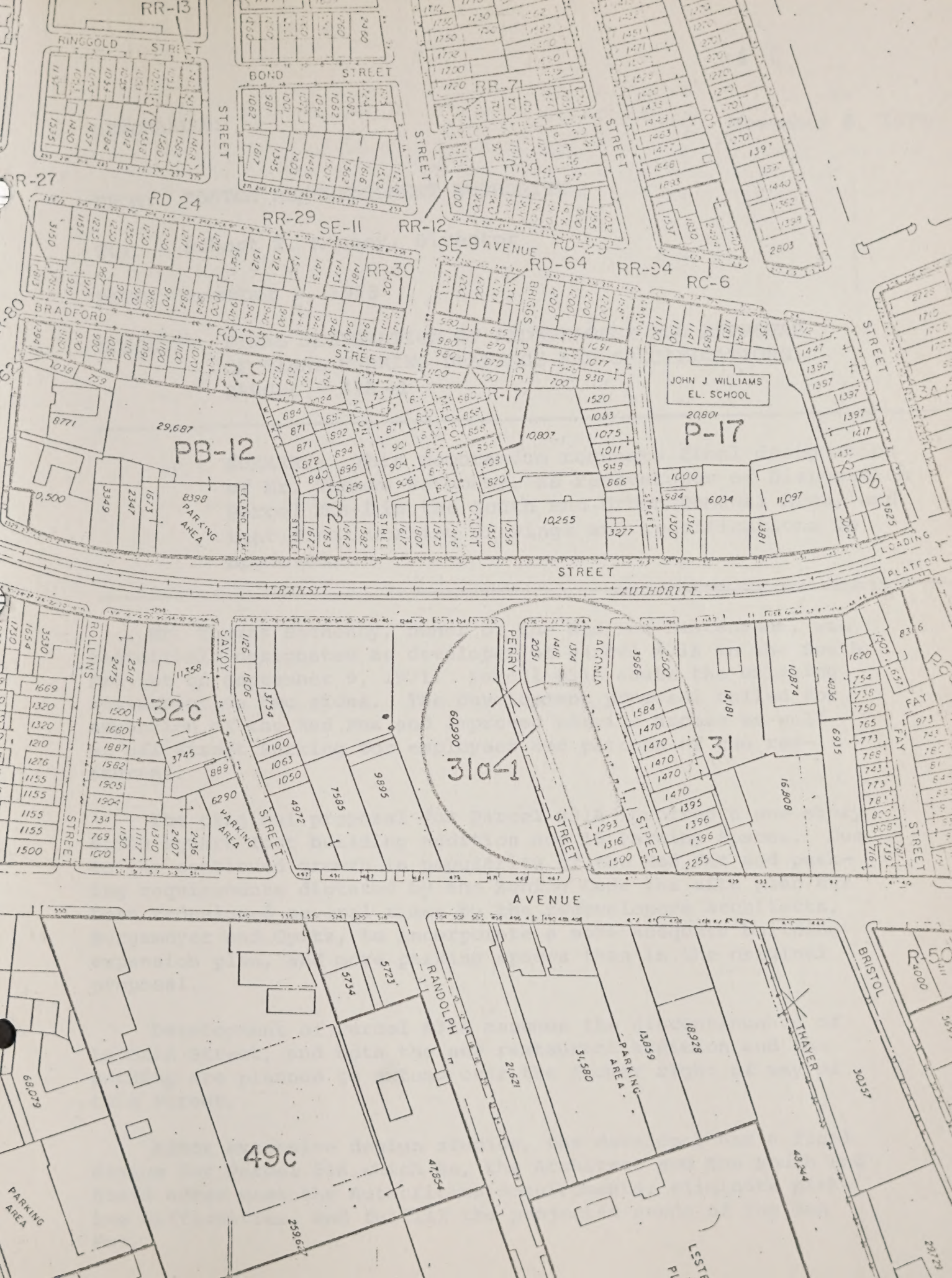
Now, Therefore, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That Mr. Thomas Bethoney be and hereby is designated as Redeveloper of Parcel 31A-1 in the South End Urban Renewal Area, as shown in the accompanying map.
2. That the Boston Redevelopment Authority hereby determines that the final Working Drawings and Specifications submitted by Mr. Thomas Bethoney for Parcel 31A-1 in the South End Urban Renewal Area conform in all respects to the official Urban Renewal Plan, as amended, for the Project Area, and that said final Working Drawings and Specifications are hereby approved.
3. That it is hereby determined that Mr. Thomas Bethoney possesses the qualifications and financial resources to hold, acquire and develop the land in accordance with the Urban Renewal Plan for the Project Area.



4. That the naming of Mr. Thomas Bethoney as Redeveloper is the appropriate method of making the land available for redevelopment.
5. That the Director is hereby authorized for and in behalf of the Boston Redevelopment Authority to execute and deliver a Land Disposition Agreement and Deed conveying Parcel 31A-1 to Mr. Thomas Bethoney, said documents to be in the Authority's usual form.
6. That the Secretary is hereby authorized and directed to publish notice of the proposed disposal transaction in accordance with Section 105 (e) of the Housing Act of 1949, as amended, including information with respect to the "Redeveloper's Statement for Public Disclosure" HUD Form H-6004.







## MEMORANDUM

November 8, 1973

FROM: BOSTON REDEVELOPMENT AUTHORITY

TO: Robert T. Kenney, Director

DATE: November 8, 1973

SUBJECT: FINAL DESIGNATION OF REDEVELOPER AND APPROVAL  
OF FINAL WORKING DRAWINGS AND SPECIFICATIONS  
PARCEL - 31A -1

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SUMMARY: This memorandum requests final designation of Mr. Thomas Bethoney, as redeveloper of Disposition Parcel 31A-1 in the South End Urban Renewal Area, and that final working drawings and specifications be approved.

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Mr. Thomas Bethoney, owner of the Red Fez Restaurant, was tentatively designated as developer of Parcel #31A in the South Project on September 9, 1971. Parcel #31A abuts the existing restaurant on two sides. The development proposal called for expansion of the Red Fez and improved service access as well as off Street Parking for employees and patrons of the restaurant.

The original proposal for Parcel #31A involved a one story 4,500 square foot building addition and 16 Parking Spaces. Due to the continued growth in popularity of the Red Fez and parking requirements dictated by the Zoning Code the site plan has been redesigned several times by the redevelopers architects, Burgemeyer and Opitz, to incorporate a more adequate building expansion plan, and more parking spaces than in the original proposal.

Development of Parcel #31A assumes the discontinuance of Laconia Street, and both the new restaurant addition and the parking are planned to extend over the former right of way of this Street.

After extensive design studies, the developer has a final design for Parcel 31A which he, the Architect and the South End Staff agree meet the Authorities Requirements, eliminate parking difficulties, and fulfill the projected needs of the Red Fez.



However, the discontinuance of Laconia Street remains blocked by the presence of one remaining private abutter and an underground Edison Transformer Vault at the Washington Street end of Laconia Street. While the Authority has finally received options to purchase the abutting property, a Gas Station at 439 Harrison Avenue, the Edison Vault will take four (4) to six (6) months to relocate.

The parking problem at the Red Fez continues to congest this area, especially on weekends, and the present condition of Parcel 31A, vacant, undeveloped, and unlighted, engenders a crime problem, particularly a case of continuing car theft.

A minor modification of the Renewal Plan has been requested, sub-dividing Parcel 31A into Parcels 31A-1, 31A-2 with 31A-1 being the property now available for development.

Therefore, Mr. Bethoney has requested final designation at this time on that portion of Parcel 31A-1 that is now available between Perry Street and Laconia Street, so that he may proceed with construction of the parking area portion of his proposal. Development at this time would be compatible with the ultimate Site Plan, and would provide approximately 30 parking spaces on approximately 9,000 square feet.

The parking area will be securely fenced, adequately lighted, and paved and landscaped per Authority design requirements.

The final working drawings and specifications submitted by Mr. Thomas Bethoney have been reviewed by the Authority's Staff and have been found acceptable.

I, therefore, recommend that Mr. Thomas Bethoney be finally designated as Redeveloper of Parcel 31A-1 and that the final working drawings and specifications be approved.

An appropriate resolution is attached.

